

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Genesee County**

State: **MI**

PJ's Total HOME Allocation Received: **\$16,607,145**

PJ's Size Grouping*: **C**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State:	20		
% of Funds Committed	98.15 %	93.17 %	8	96.45 %	61	65	
% of Funds Disbursed	90.42 %	84.99 %	10	87.93 %	50	51	
Leveraging Ratio for Rental Activities	2.15	3.19	11	4.73	35	29	
% of Completed Rental Disbursements to All Rental Commitments***	99.54 %	88.92 %	12	83.38 %	45	55	
% of Completed CHDO Disbursements to All CHDO Reservations***	72.43 %	68.80 %	12	70.15 %	42	45	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	74.32 %	87.48 %	15	80.67 %	24	25	
% of 0-30% AMI Renters to All Renters***	10.47 %	52.41 %	19	45.30 %	5	3	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.66 %	97.50 %	8	95.32 %	55	58	
Overall Ranking:			In State:	17 / 20	Nationally:	34	29
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$32,085	\$26,390		\$26,635	296 Units	45.60	%
Homebuyer Unit	\$7,338	\$17,384		\$14,938	252 Units	38.80	%
Homeowner-Rehab Unit	\$9,354	\$22,621		\$20,675	94 Units	14.50	%
TBRA Unit	\$8,693	\$5,889		\$3,216	7 Units	1.10	%

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Genesee County MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$44,870	\$39,287	\$9,921
State:*	\$78,977	\$73,606	\$19,368
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 3.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.97

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	48.5	63.5	81.9	28.6	Single/Non-Elderly:	42.4	29.4	12.8	71.4
Black/African American:	46.8	28.6	18.1	71.4	Elderly:	29.8	6.0	20.2	0.0
Asian:	1.4	0.0	0.0	0.0	Related/Single Parent:	26.1	35.3	38.3	28.6
American Indian/Alaska Native:	0.0	4.0	0.0	0.0	Related/Two Parent:	1.0	25.8	25.5	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.7	3.6	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.4	0.0	0.0					
Asian/Pacific Islander:	0.0	0.8	0.0	0.0					
ETHNICITY:									
Hispanic	3.4	2.8	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	70.8	23.4	13.8	42.9	Section 8:	0.3	0.0 [#]		
2 Persons:	20.7	29.4	26.6	28.6	HOME TBRA:	0.7			
3 Persons:	6.8	25.8	29.8	28.6	Other:	13.9			
4 Persons:	1.7	13.5	20.2	0.0	No Assistance:	85.1			
5 Persons:	0.0	4.4	7.4	0.0					
6 Persons:	0.0	3.2	2.1	0.0					
7 Persons:	0.0	0.4	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				64

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Genesee County State: MI Group Rank: 34
 (Percentile)
 State Rank: 17 / 20 PJs Overall Rank: 29
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	99.54	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	72.43	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	74.32	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	99.66	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	1.94	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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